



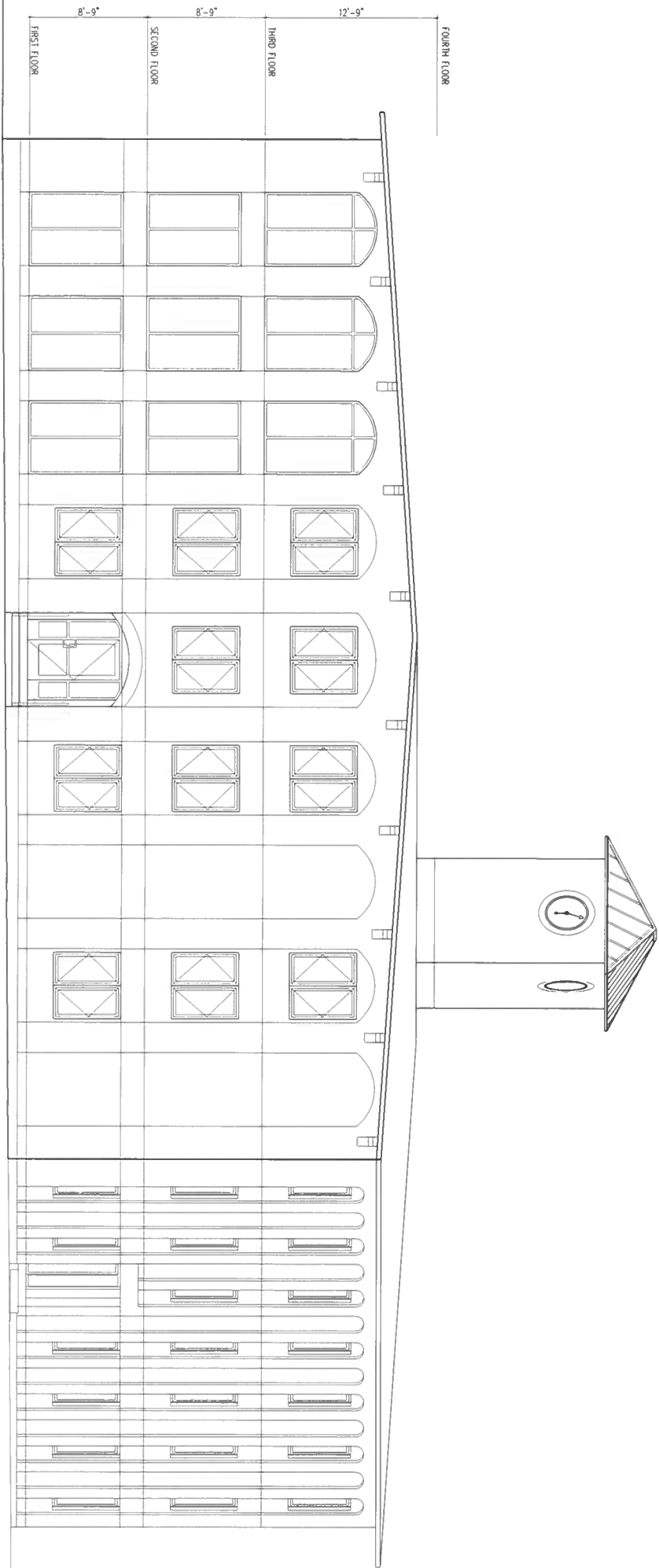
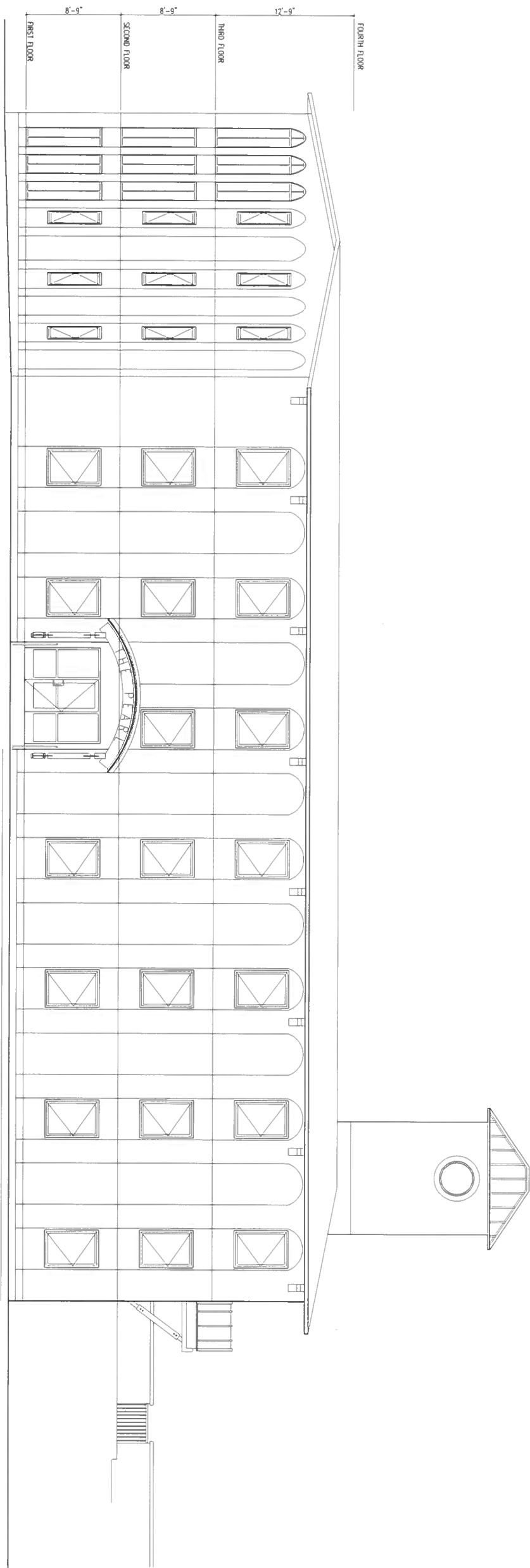
**City of Biddeford
Historic Preservation Commission**

March 13, 2025 at 5:00 PM

WORKSHOP

City Hall
205 Main Street
Biddeford, ME 04005

1. Adjustment(s) to Agenda
2. Unfinished Business
3. New Business
 - 3.a 2025.08 HPC WORKSHOP Site Walk of 12 Pearl Street
4. Other Business
5. Adjourn



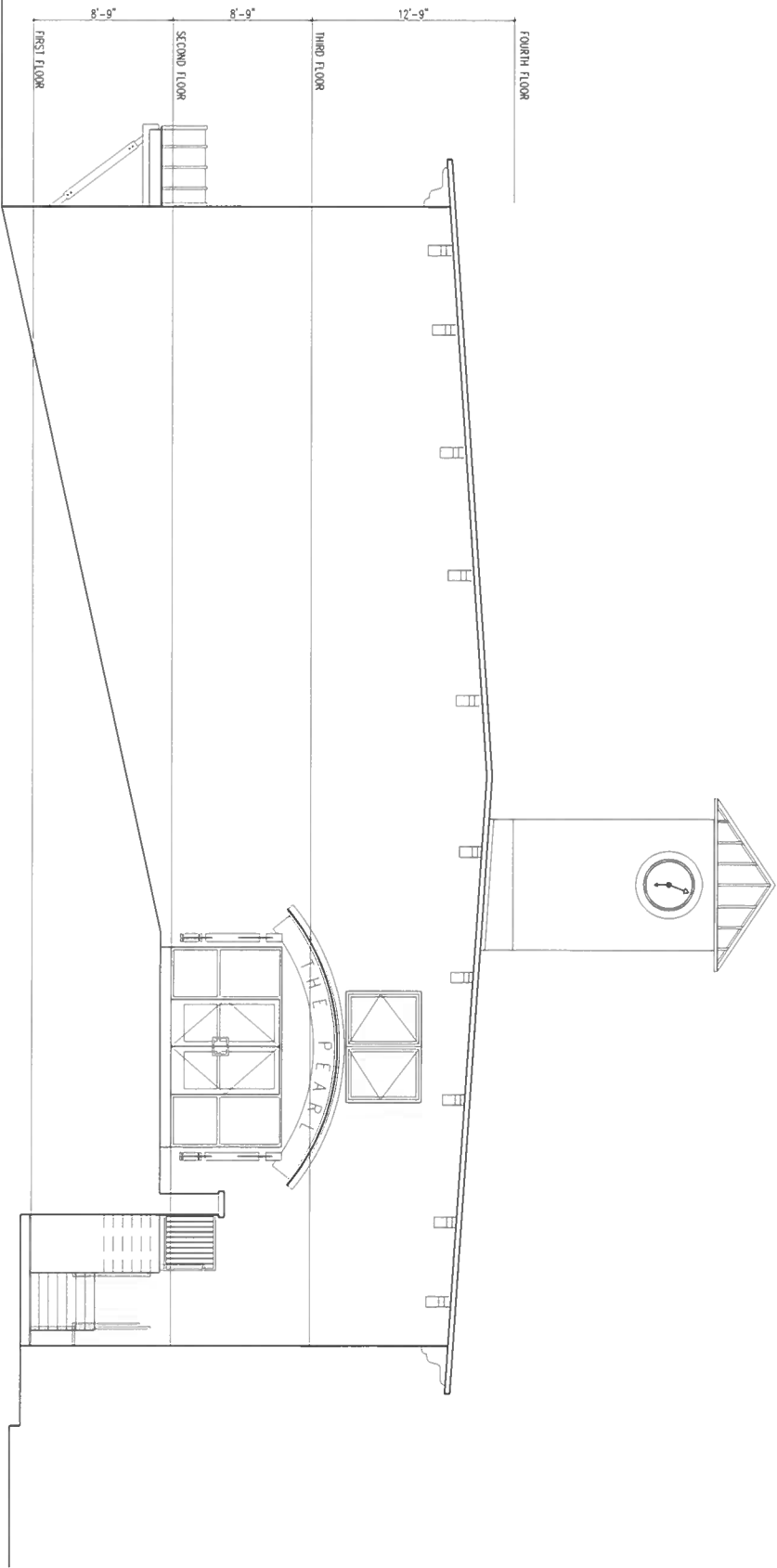
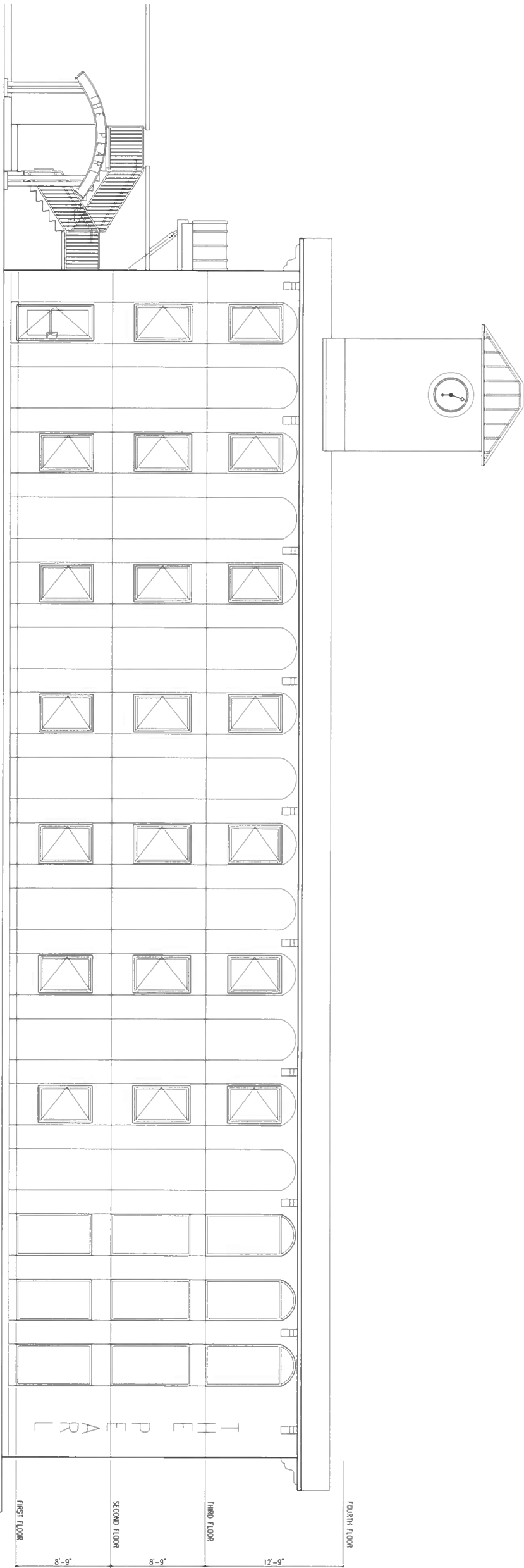
PROJECT TEAM:
ARCHITECT:
MICHAEL E. COUTURE, ARCHITECT
53 TECHNOLOGY LANE, #109
CONWAY, NH
(603) 387-5817
michael.e.couture@gmail.com

PROJECT NAME:
12 PEARL STREET
BIDDEFORD, MAINE

SHEET TITLE:
ELEVATIONS

DRAWN BY:
MEC
SCALE:
1/4"=1'-0"
DATE:
01.30.25
SHEET NUMBER

A-501



PROJECT TEAM:
ARCHITECT:
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12 PEARL STREET
BIDDEFORD, MAINE

SHEET TITLE:
ELEVATIONS

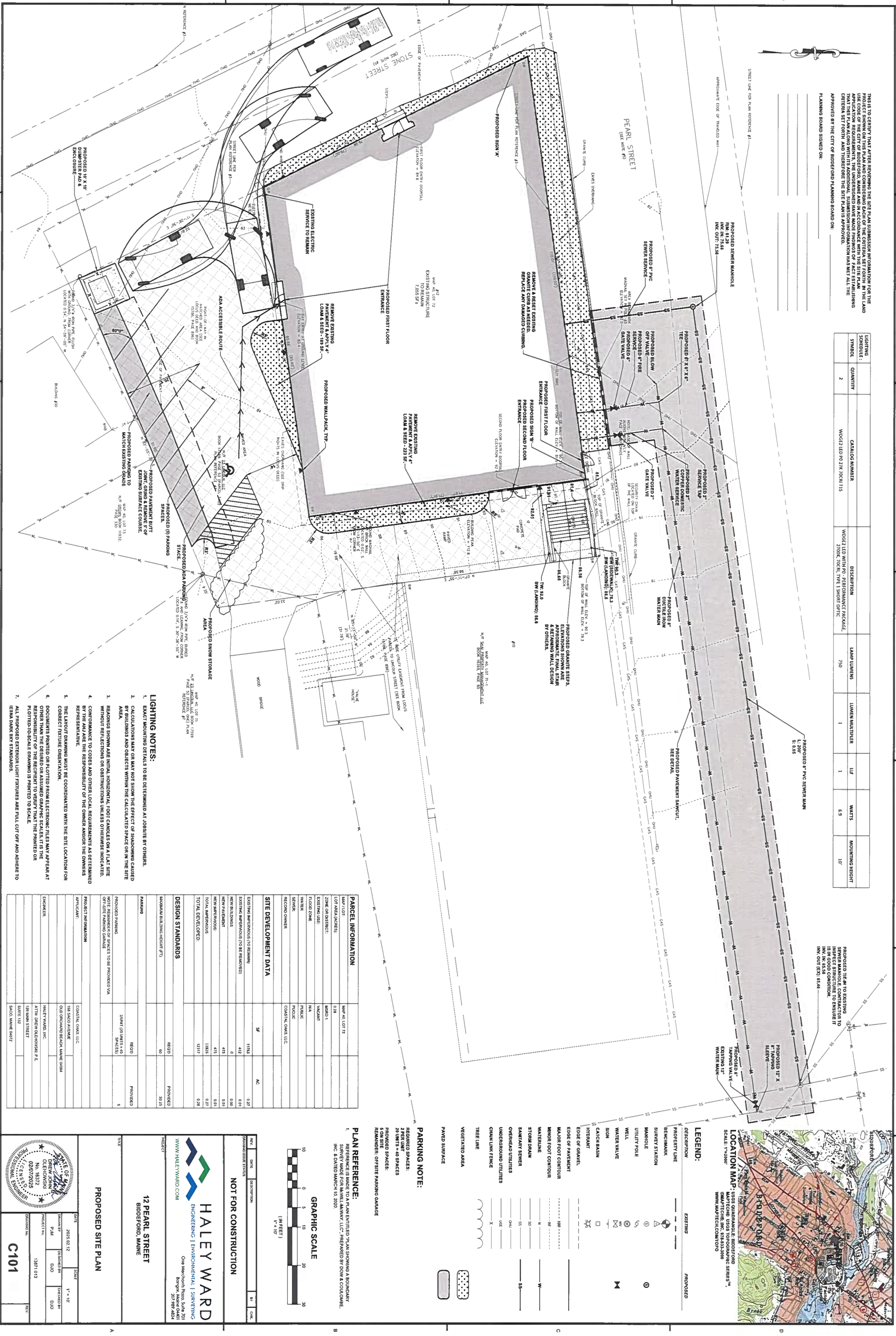
DRAWN BY:
MEC

SCALE:
1/4"=1'-0"

DATE:
01.30.25

SHEET NUMBER

A-502



THIS IS TO CERTIFY THAT AFTER REVIEWING THE SITE PLAN SUBMISSION INFORMATION FOR THE PROJECT SHOWN ON THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN THE LAND USE CODE OF THE CITY OF BIDDEFORD, MAINE AND IN ACCORDANCE WITH THE SITE PLAN THAT THE PLAN ALONG WITH ITS ADDITIONAL SUBMISSION INFORMATION HAS MET ALL THE CRITERIA SET FORTH AND THEREFORE THE SITE PLAN IS APPROVED.

APPROVED BY THE CITY OF BIDDEFORD PLANNING BOARD ON: _____

PLANNING BOARD SIGNED ON: _____

LIGHTING SCHEDULE:		CATALOG NUMBER	DESCRIPTION	LAMP LUMENS	LUMEN MULTIPLIER	LUF	WATTS	MOUNTING HEIGHT
SYMBOL	QUANTITY							
	2	W022 LED 90 21K 7000H115	W022 LED WITH P- PERFORMANCE PACKAGE, 2100K, 7000H, TYPE 1 SHOWN OPTIC	750	1	1	5.9	10'

LIGHTING NOTES:

1. EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2. CALCULATIONS MAY OR MAY NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE ON IN THE SITE AREA.
3. READING SIGNAGE ARE INITIAL HORIZONTAL FOOT COUNTELS ONLY. ALL LETTERS WITHOUT REFLECTIONS OR OBSERVATIONS UNLESS OTHERWISE INDICATED.
4. CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE MAJOR ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
5. THE LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT PLACEMENT ORIENTATION.
6. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED TO SCALE DRAWING IS PRINTED TO SCALE.
7. ALL PROPOSED EXTERIOR LIGHT FIXTURES ARE FULL CUT OFF AND ADHERE TO IESNA DARK SKY STANDARDS.

PARCEL INFORMATION			
MAP LOT:	MAP 40, LOT 12		
LOT AREA (ACRES):	0.28		
ZONE OR DISTRICT:	MAUD 1		
EXISTING USE:	VACANT		
FLOOD ZONE:	NA		
SEWER:	PUBLIC		
RECORD OWNER:	COASTAL OAKS, LLC		
SITE DEVELOPMENT DATA			
EXISTING IMPROVEMENTS (TO REMAIN)	11143	AC	0.37
EXISTING IMPROVEMENTS (TO BE REMOVED)	412		0.01
NEW BUILDINGS	0		0.00
NEW PARKING	415		0.01
NEW IMPROVEMENTS	11815		0.01
TOTAL IMPROVEMENTS	13317		0.39
DESIGN STANDARDS			
MAJOR BUILDING HEIGHT (FT)	60	PROPOSED	30.25
PARKING	RECD	PROPOSED	
PROPOSED PARKING	2000 FT (20 UNITS) x 40 (20 FT)	PROPOSED	5
PROPOSED PARKING	2000 FT (20 UNITS) x 40 (20 FT)	PROPOSED	5
PROPOSED PARKING	2000 FT (20 UNITS) x 40 (20 FT)	PROPOSED	5
PROJECT INFORMATION			
APPLICANT:	COASTAL OAKS, LLC		
DESIGNED BY:	188 JACO AVENUE		
CHECKED BY:	OLD ORCHARD BEACH, MAINE 04064		
ENGINEER:	HALEY WARD, INC.		
PROJECT NO.:	18817		
DATE:	02/07/2025		
SCALE:	1" = 10'		

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
One Merchants Plaza, Suite 201
Biddeford, ME 04005
207.899.4824
WWW.HALEYWARD.COM

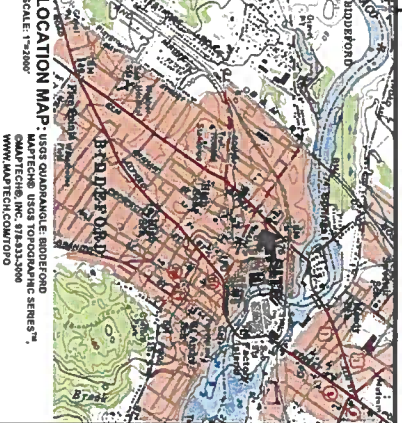
PROPOSED SITE PLAN
12 PEARL STREET
BIDDEFORD, MAINE

DATE: 2025.02.12
SCALE: 1" = 10'

DESIGNED BY	DESIGNED BY	CHECKED BY	CHECKED BY
HALEY WARD, INC.	HALEY WARD, INC.	HALEY WARD, INC.	HALEY WARD, INC.
PROJECT NO.	PROJECT NO.	PROJECT NO.	PROJECT NO.
18817	18817	18817	18817

SCALE: 1" = 10'

C101



LEGEND:

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
BENCHMARK	BENCHMARK
SURVEY STATION	SURVEY STATION
MANHOLE	MANHOLE
UTILITY POLE	UTILITY POLE
WELL	WELL
WATER VALVE	WATER VALVE
SIGN	SIGN
CATCH BASIN	CATCH BASIN
INTERSECT	INTERSECT
EDGE OF GRAVEL	EDGE OF GRAVEL
MAJOR FOOT CONTOUR	MAJOR FOOT CONTOUR
MINOR FOOT CONTOUR	MINOR FOOT CONTOUR
WATERLINE	WATERLINE
STORM DRAIN	STORM DRAIN
SANITARY SEWER	SANITARY SEWER
UNDERGROUND UTILITIES	UNDERGROUND UTILITIES
CHAIN LINK FENCE	CHAIN LINK FENCE
TREE LINE	TREE LINE
VEGETATED AREA	VEGETATED AREA
PAVED SURFACE	PAVED SURFACE

PARKING NOTE:

REQUIRED SPACES:
1 PER UNIT
20 UNITS = 40 SPACES
PROPOSED SPACES:
REMAINER: OFFSITE PARKING GARAGE

PLAN REFERENCE:

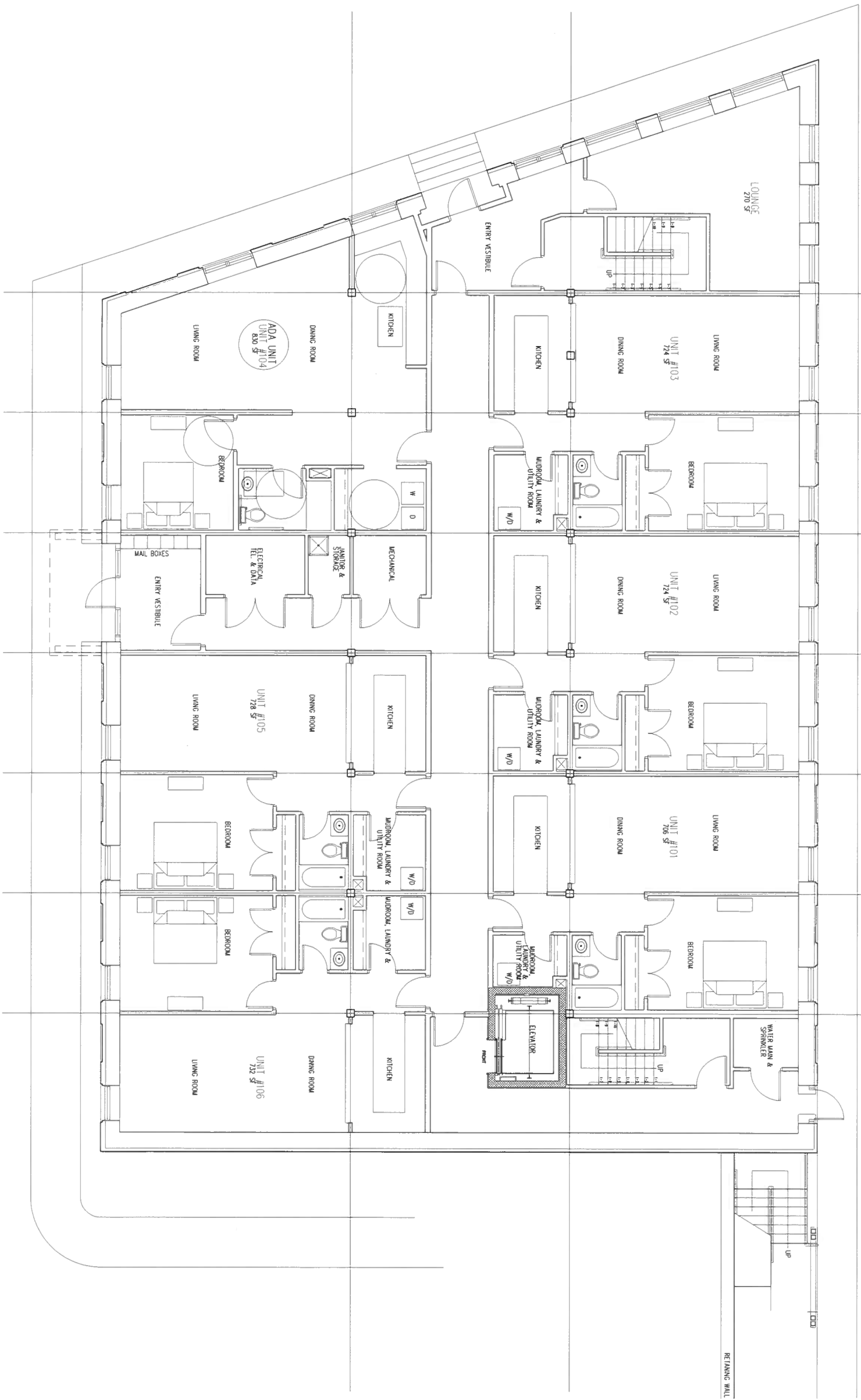
1. REFERENCE IS MADE TO A PLAN ENTITLED "PLAN SHOWING A BOUNDARY SURVEY MADE FOR HALEY WARD, INC. PREPARED BY DOW & COLCLOMBE, INC. & DATED MARCH 10, 2020.



COASTAL OAKS, LLC
12 PEARL STREET, BIDDEFORD, MAINE

Photo No. 3	
Photo Date: 10.5.24	
Site Location: Biddeford, ME	
Description: Existing building seen from Stone Street. (Western and southern sides.)	
Photo By: SDR	

Photo No. 4	
Photo Date: 10.22.24	
Site Location: Biddeford, ME	
Description: Existing building Interior, second floor.	
Photo By: SDR	



GROUND FLOOR PLAN

PROJECT TEAM
ARCHITECT:
MICHAEL E. COUTURE, ARCHITECT
53 TECHNOLOGY LANE, #109
CONWAY, NH
(603) 387-5817
michael.e.couture@gmail.com

PROJECT NAME:
12 PEARL STREET
BIDDEFORD, MAINE

SHEET TITLE
FIRST FLOOR PLAN

DRAWN BY:
MEC

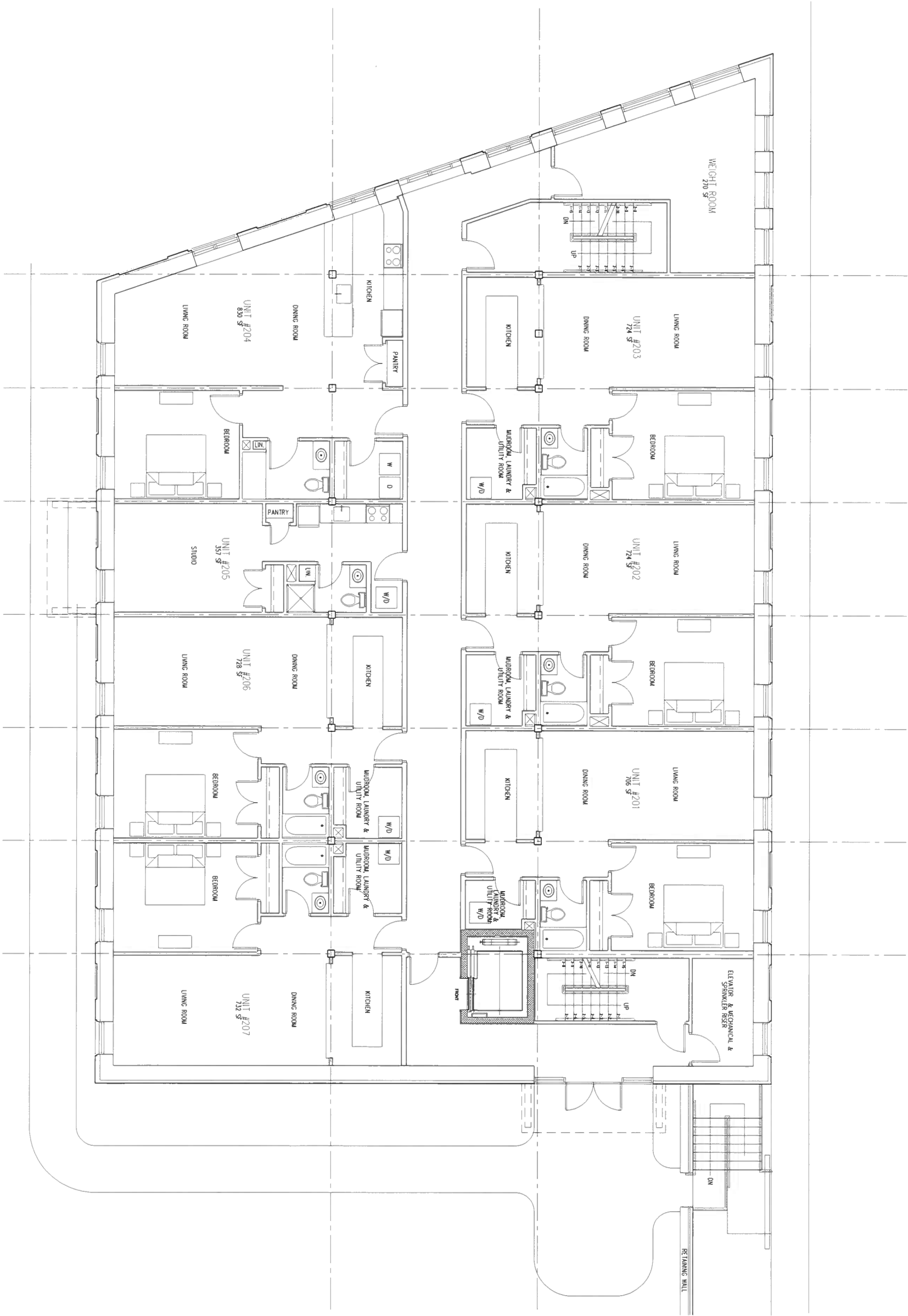
SCALE:
1/4" = 1'-0"

DATE:
01.30.25

SHEET NUMBER

A-101

SECOND FLOOR PLAN



PROJECT TEAM:
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michael.e.couture@gmail.com

PROJECT NAME:
12 PEARL STREET
BIDDEFORD, MAINE

SHEET TITLE:
SECOND FLOOR PLAN

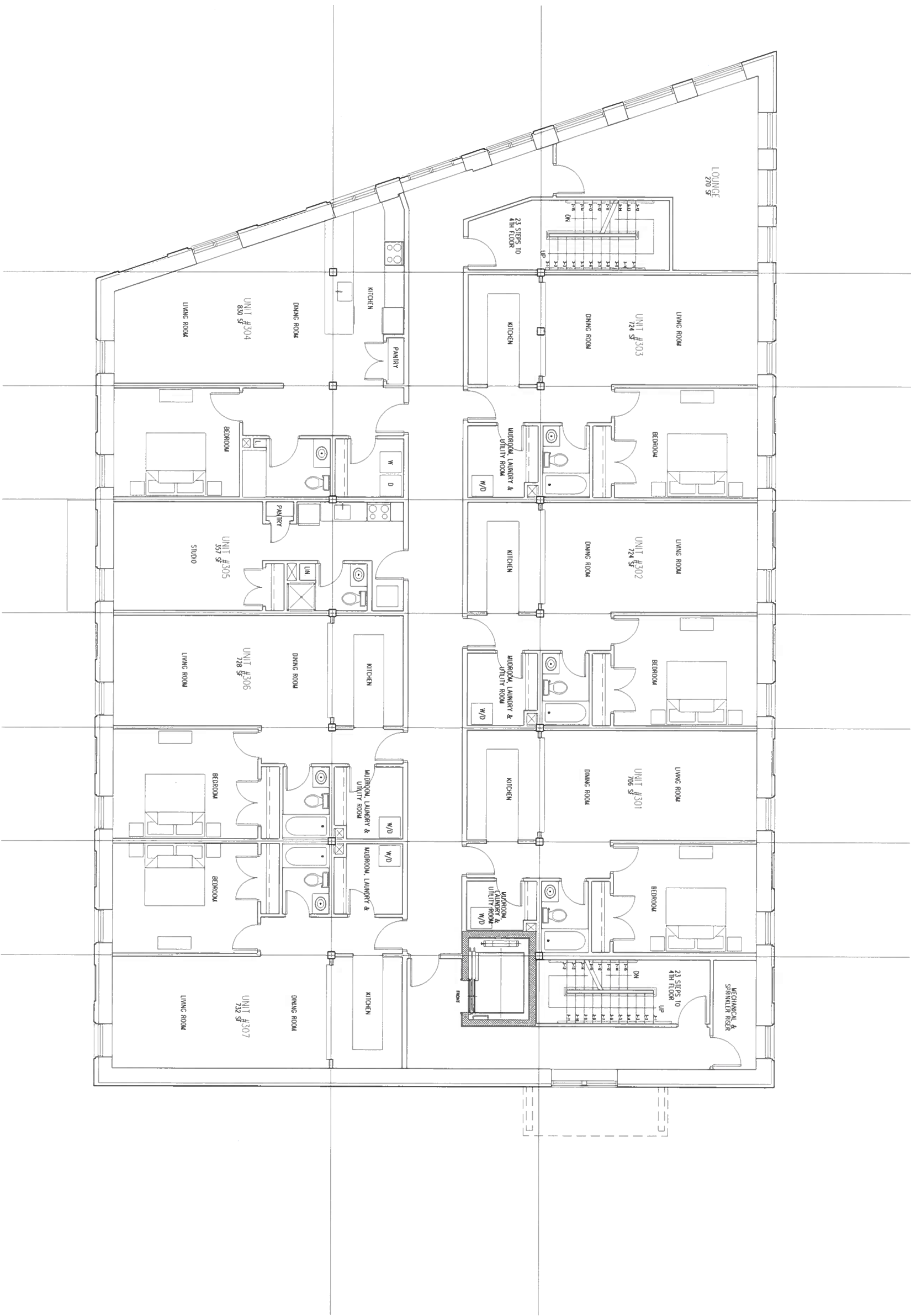
DRAWN BY:
MEC

SCALE:
1/4"=1'-0"

DATE:
01.30.25

SHEET NUMBER

A-201



THIRD FLOOR PLAN

PROJECT NAME: 12 PEARL STREET BIDDEFORD, MAINE		PROJECT TEAM: ARCHITECT: MICHAEL E. COUTURE, ARCHITECT 53 TECHNOLOGY LANE, #109 CONWAY, NH (603) 387-5817 michael.e.couture@gmail.com	
SHEET TITLE: THIRD FLOOR PLAN		DRAWN BY: MEC	
SCALE: 1/4"=1'-0"		DATE: 01.30.25	
SHEET NUMBER: A-301			